505 Travis Street Room 440; SHREVEPORT, LOUISIANA 71101

<u>DEADLINE FOR FILING FINAL PACKET INFORMATION IS 5 P.M. THE WEDNESDAY</u> BEFORE MEETING; after that date & time, information may be submitted at the meeting.

The members will meet for lunch prior to the public hearing.

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SHREVEPORT METROPOLITAN PLANNING COMMISSION

PUBLIC HEARING JULY 2, 2013 - 1 P.M.

GOVERNMENT PLAZA CHAMBER - 505 TRAVIS STREET

- I. CALL TO ORDER
- **II. INVOCATION**
- **III. REMARKS BY CHAIRMAN**
- ► Master Plan implementation update
- **IV. PUBLIC HEARING**

A. DEDICATIONS/ABANDONMENTS/SITE PLANS/SUBDIVISIONS/MPC APPROVALS DEFERRED & CONTINUED CASES LISTED FIRST

1. CASE NO. SC-29-13: District D/Corbin

S'PORT DEVELOPMENT CORP 9/Thibodeaux

Same

Mohr & Assoc

North end of Marigny Drive approximately 150' north of Rochel Drive in Twelve Oaks Subdivision

R-1B(PUD)

Marigny Woods Unit 2 in Twelve Oaks

DEFERRED AND CONTINUED TO THE AUGUST 7, 2013 PUBLIC HEARING

2. CASE NO. CA-5-13: District A/McCulloch

ALLEN	I ORGA	NICK	3/V	Villiams
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South end of Ricou Avenue @ intersection with Cadillac Street

1-2

Closure & abandonment of a portion of Ricou Avenue

APPROVED

3. CASE NO. SC-31-13: District A/McCulloch

MANJIT SINGH WARAR 2/Johnson

Same

Robert Basinger PE, PLS

North side of Hilry Huckaby Drive (Hwy 173) approximately 1700' SE of N. Lakeshore Drive

B-3-E

Food Junction Subdivision Unit #1

APPROVED

4. CASE NO. SP-32-13: District 1/Dominick

GLENDA PEACE

Same

Raburn & Assoc LLC

South side of N. Lakeshore Drive approximately 1100' west of RC Thompson Road

R-A

Peace Subdivision Unit 1

APPROVED

5. CASE NO. SC-33-13: District D/Corbin

PROVENANCE DEVELOPMENT CO 9/Thibodeaux

Same

Robert Basinger PE, PLS

West end of Fair Woods Drive approximately 1800' north of Southern Loop R-3(PUD) Provenance Phase II Unit C **APPROVED** 6. CASE NO. SC-34-13: District D/Corbin PROVENANCE DEVELOPMENT CO 9/Thibodeaux Same Robert Basinger PE, PLS West end of Woodberry Avenue approximately 900' north of Southern Loop R-3(PUD) Provenance Phase II Unit D **APPROVED** MPC Public Hearing - 1 - July 2, 2013 7. CASE NO. SP-35-13: District 12/Epperson KAT DEVELOPMENT LLC Same Bowman & Assoc NW corner of Simpson & Brossette Roads R-A Simpson Acres Unit 2 **APPROVED** 8. CASE NO. SP-37-13: District 2/Johnson JOAN ROBBINS

Same

Stephen LeRoy

East side of Edson Blvd approximately 1000' south of Tacoma Blvd

R-1D

Reeder Subdivision

DEFERRED AND CONTINUED TO THE AUGUST 7, 2013 PUBLIC HEARING

B. ZONING APPLICATIONS WITH DEFERRED & CONTINUED CASES LISTED FIRST

9. CASE NO.C-47-13:

Application by the CITY COUNCIL OF THE CITY OF SHREVEPORT to amend the Code of Ordinances, The City of Shreveport Zoning Ordinance, relative to the SPI-3, Commercial Corridor Overlay District as it relates to the section of Pierremont Avenue between I-49 & Dillingham. The Council feels this overlay "is needed in order to reduce the negative impact on adjacent or nearby residential properties caused by lighting, signs, and other business related uses on business properties."

Draft copies available in the MPC & City Council Offices.

APPROVED FOR STAFF TO ADVERTISE AND FINALIZE FOR AUGUST 7, 2013 PUBLIC HEARING

10. CASE NO. C-48-13: 2700 blk Willis District: 2/Johnson

PARICE FOSTER A/McCulloch Same

SE corner of Willis Street & Audrey Lane

R-1H to B-2

Beauty salon or other uses permitted within this zoning classification

RECOMMEND APPROVAL FOR R-1H-E WITH STIPS

11. CASE NO. C-51-13: 600 blk Turner District: 8/Escude

OLIVE BRANCH MINISTRIES D/Corbin

Same

North side of Turner Lane 490' east of Line Avenue

R-1H & B-3 to R-3

Senior apartments or other uses permitted within this zoning classification

RECOMMEND APPROVAL WITH STIPS

12. CASE NO. C-52-13: 600 blk Bert Kouns Ind'l Loop District: 10/Cox

SHREVEPORT FAMILY ENTERTAINMENT E/Webb

Same

End of, & on the north side of a dedication known as Melba Drive; accessed through existing drive of 645 Bert Kouns

R-1D to B-2 with MPC approval

Batting cage and practice ball fields or other uses permitted within this zoning classification

WITHDRAWAL APPROVED

<u>CITY COUNCIL DISTRICT F – SHYNE</u>

13. CASE NO. C-58-13: 5900 Mansfield District: 7/Lynch

CHA REE BROWN

Jerry M. & Sandra Welch

SW corner of Waggoner Avenue and Mansfield Road

B-1 to B-2

Beauty salon or other uses permitted within this zoning classification

RECOMMEND APPROVAL FOR B-1-E WITH STIPS

CITY COUNCIL DISTRICT G – S. JENKINS

14. CASE NO. C-59-13: 3949 Greenwood District: 5/Bowman

JOSEPH BEST

Twin City Real Estate & Holdings, L.L.C.

South side of Greenwood Road 490' east of Emory Street

I-1 to I-2

Auto salvage yard or other uses permitted within this zoning classification

RECOMMEND APPROVAL WITH STIP

MPC Public Hearing - 2 - July 2, 2013

CITY COUNCIL DISTRICT 11 – SMITH

15. **CASE NO. P-9-13:** 6100 blk Colquitt Rd

HUNT REAL ESTATE SERVICES

Heart of Hope Ministries, Inc.

NW corner of Heart of Hope Way (Grawood School Road) and Colquitt Road

R-A-E to B-2

Retail store or other uses permitted within this zoning classification

DENIED

 $\leftrightarrow \leftrightarrow \leftrightarrow$ END OF PUBLIC HEARING $\leftrightarrow \leftrightarrow \leftrightarrow$

C. APPLICATIONS NOT REQUIRING PUBLIC HEARING

CITY COUNCIL DISTRICT A – MCCULLOCH

16. CASE NO. C-60-13: 115 Ricou Ave District: 3/Williams

INFERNO MANUFACTURING CORP.

Allen B. Organick & Ellen W. Soffer

West and east side of Ricou Avenue 290' south of Cadillac Street

I-2

Site plan (manufacturing facility)

APPROVED

V. APPROVAL OF MINUTES - June 5, 2013

VI. REVIEW / DISPOSITION OF APPLICATIONS

VII. UNFINISHED BUSINESS

VIII. OTHER BUSINESS

17. <u>CASE NO. C-61-13:</u> Application by the MPC to consider the addition of language to clarify that universities, colleges, schools, or churches may use any properly approved component facility for the benefit of the institution or the community.

APPROVED TO LEGALLY ADVERTISE FOR PUBLIC HEARING ON AUGUST 7, 2013. DRAFT COPIES AVAILABLE IN MPC OFFICE.

CITY COUNCIL DISTRICT C - O. JENKINS

18. CASE NO. C-67-12: 1000 blk Pierremont District: 4/Linn

JEFF NEAL

569 DKT, L.L.C.

North side of Pierremont 284' west of Fairfield Avenue

R-1D to B-2

B-2 development

REMANDED by the City Council on 2-12-13. The MPC recommended approval of B-1 at their meeting on 12-5-12; Waiting on applicant to submit additional information.

DEFERRED AND CONTINUED TO THE AUGUST 7, 2013 PUBLIC HEARING

- ► 2014 Budget Proposal
- ► Report by Nominating Committee (replacing resigned Vice Chairman)
- IX. CHAIRMAN / BOARD MEMBERS' COMMENTS
- X. DIRECTOR / STAFF'S REPORTS
- XI. ADJOURN 5:07 P.M.

MPC Public Hearing - 3 - July 2, 2013